



**Town of Arlington, Massachusetts**  
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## Redevelopment Board Minutes 07/12/2010

Minutes of Monday, July 12, 2010  
Approved 7-26-10

Second Floor Conference Room, Town Hall

Members Present:  
Roland Chaput  
Bruce Fitzsimmons  
Chris Loreti, Chairman

Several members of the public were also present.

The Chairman called the meeting to order at 7:03 pm.  
Ms. Kowalski gave a report on Symmes. James Duncan of JPI was in discussion with two parties, Ms. Kowalski reported. The Board requested a conference call with James Duncan and Liz Paulson of PNC Bank. Ms. Kowalski suggested to the Board that if they were to give further consideration to the concept of an amendment to the affordable housing bylaw for urban renewal projects, which had been suggested in April, this would be a more appropriate time to do so, since no developer currently has an agreement for the site. Consideration of a zoning amendment would therefore not favor any particular developer, she pointed out. Mr. Fitzsimmons observed that a Special Town Meeting would be tantamount to a referendum on affordable housing. Mr. Loreti noted that development of the Brigham's site was proceeding under the existing bylaw and that Mr. Duncan would wait until the vote on a zoning change if this were attempted, further delaying the project. The Board concluded they were not inclined to pursue such a zoning change.

The Board then reviewed the work tracking report while Ms. Kowalski attended the Board of Selectmen's meeting to be appointed to the Arlington Preservation Fund.

The Board then edited a draft of the June 28 minutes for full board review and approval at the July 26 meeting.

Mr. Loreti then moved to open the hearing for 30-50 Mill Street for an Environmental Design Review Special Permit. No representative for the applicant appeared, which Ms. Kowalski concluded may have been due to the message to the applicant that the hearing would be continued to July 26 since the ZBA's Decision had not yet been drafted. The Board discussed the materials the applicant needs to submit for the Board to begin its review. These included revised site plan, elevation drawings, and engineering plans that reflect the decision of the ZBA, a profile plan including the surrounding buildings and the bike path (to show the height of the proposed structure in relation to the surrounding environment), a copy of the ZBA Decision as filed with the Town Clerk, a model modified to reflect the ZBA's decision, and the revised unit and parking space count. Ms. Kowalski noted the action date on the April agreement with the applicant to extend the statutory time frame for Board action on the Special Permit application. The August date should be adjusted to provide the Board with 90 days from the day of the presentation, Ms. Kowalski recommended. The Board asked Ms. Kowalski to remind the applicant to submit all material by July 21. Mr. Fitzsimmons then moved to continue the hearing to 7:30pm on July 26. Mr. Chaput seconded. The motion was approved 3-0-0

The Board then turned to the matter of the lease extension and expansion plans for Housing Corporation of Arlington (HCA). David Levy, HCA Executive Director appeared before the Board. Mr. Loreti asked for the total square footage of the new and existing space. Mr. Levy would confirm the number. The Board considered a staggered lease rate over a three year term, as suggested months ago by Mr. Fitzsimmons, which would allow HCA a lower rent to better afford the cost of their improvements, and a higher rent in the third year of the lease. This would yield a higher rate than the current lease terms. Mr. Levy proposed that the Town undertake the cost of finishing the common egress hallway. Mr. Loreti asked if utilities were included in the rent. Mr. Levy replied that they were. Mr. Levy stated that it was important to retain the use of the large conference room. The Board agreed. Mr. Loreti asked if Mr. Fitzsimmons proposed a cost of living inflator. Mr. Fitzsimmons said that this was considered in the rate shown. After further discussion, Mr. Fitzsimmons, noting that HCA is a desirable and stable tenant fulfilling an important social need in the Town, moved that the Planning Director negotiate and execute a new lease with Housing Corporation of Arlington as tenant and the Town of Arlington as landlord for the existing and proposed space in the ground level with staggered lease rate as shown in alternative 1 of the rent versus build-out cost table created by Mr. Fitzsimmons, with a start date of October 1, 2010 for a period of three years, cost of build-out to be born by HCA except for the egress hallway finish and mechanicals shall be the responsibility of the Town. Mr. Chaput seconded the motion. Mr. Fitzsimmons amended the motion so that Ms. Kowalski would execute the lease as Secretary ex Officio for the Board. Mr. Chaput seconded. The Board voted 3-0-0 in favor.

In other business, Ms. Kowalski said she would provide the Board with Town Counsel's memorandum on the new open meeting law.

Mr. Chaput then moved to adjourn. Mr. Fitzsimmons seconded. The meeting was adjourned at 8:25 pm.

Respectfully submitted,  
Carol Kowalski  
Secretary ex Officio